



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
TUESDAY, JUNE 3, 2014
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO.____, 2014, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Joel Spoon/Stonehaven Annexation) Melissa Begley
- B. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Joel Spoon/Stonehaven Annexation) Melissa Begley
- C. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "RS3" (RESIDENTIAL: SINGLE-FAMILY 3)." (Joel Spoon / Stonehaven Rezoning) Melissa Begley

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO.____, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1 ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Applied Laboratories, Inc.) Clark Greiner

- B. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY BY AMENDING THE ZONING COMMITMENTS AT A LOCATION DESIGNATED AS "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Gateway Apartments Rezoning) Melissa Begley
- C. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-2" (INDUSTRIAL: GENERAL) TO "P" (PUBLIC/SEMI-PUBLIC FACILITIES)." (Fraternal Order of Police Rezoning) Melissa Begley
- D. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "I-2" (INDUSTRIAL: GENERAL) TO "CR" (COMMERCIAL: REGIONAL CENTER)." (Kroger Rezoning) Melissa Begley
- E. Reading of a Resolution entitled "RESOLUTION NO. ____, 2014, A RESOLUTION ADOPTING THE COLUMBUS, INDIANA FLOOD RISK MANAGEMENT PLAN." Thom Weintraut
- F. Reading of a Resolution entitled "RESOLUTION NO. ____, 2014, A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS TO AMEND SPECIFIC CAPITAL IMPROVEMENT PROJECTS AS THE AMENDED 2014 CAPITAL BUDGET." Matt Caldwell
- G. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2014." Matt Caldwell
- H. First Reading of an Ordinance entitled "ORDINANCE NO. ____, 2014, AMENDED FROM ORDINANCE NO. 3, 2014, AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2014." Mayor Brown

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. Discussion Items:
 - 1.) Riverboat Fund Transfer for Paramedic Training –
Matt Caldwell
- C. The next regular meeting is scheduled for **Tuesday, June 17, 2014, 6:00 p.m. in City Hall.**
- D. Adjournment

MEMORANDUM

TO: Members of the Common Council
FROM: Clark Greiner, Community Development
RE: Tax Abatement Request for Applied Laboratories, Inc.
DATE: May 27, 2014

The following tax abatement request will be presented to Council at its Tuesday, June 3, 2014 meeting at 6:00 p.m.:

Applied Laboratories, Inc. is requesting a standard, 10 year tax abatement on personal property at its facilities located at 3240 N. Indianapolis Road, Columbus, Indiana. **Applied Laboratories, Inc.**, is in a previously designated economic revitalized area.

Applied Laboratories, Inc., a manufacturer of pharmaceutical medical devices will be installing new manufacturing equipment with an estimated value of \$ The equipment is intended to produce packets for liquid fill OTC pharmaceuticals products.

As a result of this expansion **Applied Laboratories, Inc.** will retain 67 current full-time employees, and hire an additional 26 full-time employees over the next two years with a combined annual salary of \$564,720 or \$1,129,440 over the two year period for the additional jobs.

Should you have any questions, please phone Clark Greiner at the Community Development Office at (812) 376-2520.

Attachments

APPLIED LABORATORIES, INC.®

May 23, 2014

The Honorable Kristen S. Brown
Office of the Mayor
123 Washington Street
Columbus, IN 47201

RE: Economic Revitalization Area Designation and Tax Abatement for Personal Property (Applied Laboratories, Inc.)

Dear Mayor Brown:

Applied Laboratories, Inc., manufacturer of pharmaceutical medical devices, is planning an expansion of its facilities located at 3240 N. Indianapolis Road, Columbus, IN. Our manufacturing area will be expanded to accommodate the installation of new manufacturing equipment. Plans include the investment of \$ _____ of new manufacturing and related equipment.

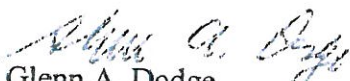
As a result of this expansion, 67 jobs will be retained and 26 jobs will be added within a two year period of time.

We are requesting tax abatement for the purchase of the manufacturing and related equipment. Applied Laboratories, Inc. is located in a previously designated Economic Revitalization Area.

Attached hereto are: Application for Tax Abatement, Agreement of Cooperation, and Statement of Benefits form (SB-1), and a list of equipment to be purchased.

We request that you place this item on the Council Agenda at the earliest convenient date. Should you have any comments, questions or concerns, please contact me at 812-378-1864, extension 201 or by email at gdodge@blairex.com.

Sincerely Yours,


Glenn A. Dodge
Vice President of Finance

Enclosures

Cc: Clark Greiner, Business Development and Planning Officer
Jeffrey L. Logston, City Attorney

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

Applied Laboratories, Inc.

(Company Name)

DATE: 5/22/14

Anthony J. Moravec, President

Amanda Skelton, Secretary

SS:

STATE OF
COUNTY OF

Before me, a Notary Public, in and for said County and State, personally appeared Anthony J. Moravec and Amanda Skelton, the President and Secretary respectively of Applied Laboratories, Inc. who acknowledged execution of the foregoing Agreement for and on behalf of

and who, having been duly sworn, stated that the representations therein contained are true,

Witness my hand and Notarial Seal on this, the 22nd day of May, 20 14

My Commission Expires:



County of Residence:

Bartholomew

Colleen Sue Lowry
Signature: Notary Public

Colleen Sue Lowry
(Printed)

CITY OF COLUMBUS, INDIANA

APPLICATION FOR TAX ABATEMENT

Within a Previously Designated Economic Revitalization Area

1. Name of titled land owner. Moravec Realty, LLC
2. Name of taxpayer seeking tax abatement. Applied Laboratories, Inc.
3. Has above-named taxpayer previously received tax abatement from the City of Columbus? Yes
 - a. If yes, list date(s) Resolution # 44 – 1994; Resolution # 28 – 1995; Resolution # 2 – 1999; Resolution # 15 – 2004; Resolution # 6 – 2006
 - b. If company has received tax abatement since July 1, 1991, have CF-1 reports been filed annually? Yes
 - c. According to current CF-1 report(s), is your company in full compliance with your existing abatement(s)? Yes.

If your answer to the above question is "no", please contact the Department of Community Development at (812) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.

4.
 - a. Legal description of the titled property (attach if necessary) Lot 1R in the B & K Industrial Park as recorded in Plat Cabinet Q, Page 22B of the Recorder of Bartholomew County, Indiana.
 - b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area? Yes
5. Commonly known address of property. 3240 N. Indianapolis Road, Columbus, IN.
6. Are all taxes current and paid with regard to said titled property? Yes.
7. Attach completed statement of benefits form. (Exhibit A)
8. Attach executed agreement that applicant will participate and cooperate with City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)
9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.
10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization, or improvement); or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment? \$ 1,916,500.00

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>
2013	\$ 48,963.42	\$ 54,120.30
2012	\$ 53,990.90	\$ 51,028.32
2011	\$ 53,269.80	\$ 46,638.52
2010	\$ 50,525.88	\$ 37,927.92
2009	\$ 47,933.36	\$ 32,684.44

12. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed improvements, an a general statement as to the value of the project to the business. The proposed project shall consist of expanding the manufacturing floor space in the existing Applied building to allow for the construction of four additional manufacturing rooms. The project contemplates the purchase of a new machine to produce packets as well as housing a reconditioned filler for liquid fill of OTC pharmaceuticals.
13. Estimate the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project. This project will create 26 jobs in the Applied operation.
14. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project. There are currently 67 full-time jobs in the Applied operation. This project will ensure the continuity and future opportunity for the incumbents in those jobs.

15. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary.

<u>Job Title</u>	<u>Number of Additional Jobs</u>	<u>Hourly Wage</u>
Production Associates	21	\$ /hour
Line Leader	2	\$ /hour
QC Technician	2	\$ /hour
Maintenance Technicians	1	\$ /hour

16. What is your company's starting hourly wage? \$ 10.00 per hour. Does your company provide medical insurance? Yes. What is the dollar value (per hour) of benefit package? \$ 4.33 per hour.
17. Has building permit been issued for construction of real property for the improvement proposed? No
18. Has new manufacturing equipment or research and development equipment been purchased, leased or installed? No
19. List model numbers or attach purchase orders for the new manufacturing equipment or research and development equipment to be purchased (if available). See attached.
20. Name, address and telephone number of person to contact regarding notice of Council meetings and meetings regarding the petition.

Name: Glenn A. Dodge

Address: P.O. Box 2127, Columbus, IN 47202-2127

Phone: 812-378-1864

Email: gdodge@blairex.com

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed)  _____

(Printed) Anthony J. Moravec

(Title) President

Date 5/21/2014

Applied Laboratories, Inc.
2014 Building Restructure Capital Requirement

Tax Abatement CAPEX Requirement

Equipment ID	Cost	Time Frame	Six Months	One Year	Eighteen Months	Two Years
Ross Mixer	\$400,000.00	Nine Months				
Comos Upgrade	\$10,000.00	Four Weeks	\$10,000.00			
Four Manufacturing Rooms	\$566,833.00	Four Weeks	\$566,833.00			
Bottle Unscrambler	\$40,000.00	Eight Weeks	\$40,000.00			
Tote Stand (Quantity of 3)	\$3,540.00	Four Weeks	\$3,540.00			
Induction Sealer	\$11,000.00		\$11,000.00			
Heat Tunnels (Quantity of 3)	\$45,000.00		\$15,000.00	\$30,000.00		
Conveyors (Quantity of 6)	\$60,000.00		\$20,000.00	\$20,000.00	\$20,000.00	
Tape Machine (Quantity of 4)	\$32,000.00		\$16,000.00	\$8,000.00	\$8,000.00	
Weigh Counting Scale at Blair	\$6,000.00		\$6,000.00			
New Wall in Applied Building	\$25,000.00		\$25,000.00			
Air Handling for Applied Warehouse	\$100,000.00		\$100,000.00			
Mechanicals for new Manufacturing rooms	\$100,000.00		\$100,000.00			
Power to the Applied Building (Duke Energy)	\$25,000.00		\$25,000.00			
Breaker Panel for 480 volt service	\$32,000.00		\$32,000.00			
Plumbing for the Applied Building	\$20,000.00		\$20,000.00			
Engineering Services	\$25,000.00		\$25,000.00			
Internal Building Modifications	\$60,000.00		\$60,000.00			
Travtec bottle transfer	\$20,000.00			\$20,000.00		
Stainless Steel Tables	\$10,000.00		\$5,000.00	\$5,000.00		
Sinks and Counters (Quantity = 4)	\$5,000.00					
Jacketed Transfer Tanks (Quantity = 2)	\$80,000.00			\$80,000.00		
Water Storage Tank	\$75,000.00				\$75,000.00	
Water System Upgrade	\$50,000.00		\$50,000.00			
Electric Skid Mover	\$10,000.00			\$10,000.00		
Stainless Steel Skid Mover	\$5,000.00			\$5,000.00		\$120,000.00
New Tube Filler NP602HA	\$120,000.00					
New Packet Machine	\$350,000.00			\$350,000.00		
Labeller (Quantity 2)	\$80,000.00		\$40,000.00	\$40,000.00		
Case Erector (Quantity 2)	\$84,000.00			\$42,000.00		\$42,000.00
Cartoner for Lubes (Quantity 2)	\$554,800.00		\$277,400.00	\$277,400.00		
Boiler System	\$100,000.00				\$100,000.00	
Jacketed Cleaning Tank	\$25,000.00			\$25,000.00		
Transfer Tanks (Quantity 3)	\$93,000.00			\$93,000.00		
Marburg Cap Sealer and Heat Tunnel	\$35,000.00			\$35,000.00		
Conflex Sealer	\$50,000.00		\$50,000.00			
Video Jet	\$40,000.00		\$10,000.00	\$20,000.00	\$10,000.00	
Total Capital Investment	\$3,348,173.00		\$1,512,773.00	\$1,060,400.00	\$613,000.00	\$162,000.00



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R3 / 12-13)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer Applied Laboratories, Inc.			Name of contact person Glenn A. Dodge					
Address of taxpayer (number and street, city, state, and ZIP code) 3240 N. Indianapolis Road, Columbus, IN 47201				Telephone number (812) 372-2607				
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body City of Columbus			Resolution number (s)					
Location of property 3240 N. Indianapolis Road, Columbus, IN 47201		County Bartholomew		DLGF taxing district number 005				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) The proposed project will consist of an expansion of the manufacturing floor space in the Applied building to allow for the construction of four new manufacturing rooms as well as the purchase of new piece of manufacturing equipment, the placement of a reconditioned piece of filling equipment and the relocation of a manufacturing line to prepare for a future restructure of the Company's batching area.			ESTIMATED					
			START DATE			COMPLETION DATE		
			Manufacturing Equipment			06/01/2014 06/01/2016		
			R & D Equipment					
			Logist Dist Equipment					
IT Equipment								
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current number 67	Salaries \$ 1,956,171	Number retained 67	Salaries \$ 1,956,171	Number additional 26	Salaries \$ 564,720			
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project								
Less values of any property being replaced								
Net estimated values upon completion of project								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)					
Other benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 				Date signed (month, day, year) 05/23/2014				
Printed name of authorized representative Anthony J. Moravec			Title President					

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 10 calendar years * (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|---|-----------------------------|
| 1. Installation of new manufacturing equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) NINE

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---------------|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | (see below *) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☒ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Applied Laboratories, Inc.
2014 Building Restructure Capital Requirement

Tax Abatement CAPEX Requirement

Equipment ID	TAX ABATEMENT TABLE OF EQUIPMENT INVESTMENT					Tax Abatement CAPEX Requirement		
	Cost	Time Frame	Six Months	One Year	Eighteen Months	Two Years		
Ross Mixer	\$400,000.00	Nine Months				\$400,000.00		
Conos Upgrade	\$10,000.00	Four Weeks	\$10,000.00					
Four Manufacturing Rooms	\$566,833.00	Eight Weeks	\$566,833.00					
Bottle Unscrambler	\$40,000.00	Eight Weeks	\$40,000.00					
Tote Stand (Quantity of 3)	\$3,540.00	Four Weeks	\$3,540.00					
Induction Sealer	\$11,000.00		\$11,000.00					
Heat Tunnels (Quantity of 3)	\$45,000.00		\$15,000.00	\$30,000.00				
Conveyors (Quantity of 6)	\$60,000.00		\$20,000.00	\$20,000.00	\$20,000.00			
Tape Machine (Quantity of 4)	\$32,000.00		\$16,000.00	\$8,000.00	\$8,000.00			
Weigh Counting Scale at Blairex	\$6,000.00		\$6,000.00					
New Wall in Applied Building	\$25,000.00		\$25,000.00					
Air Handling for Applied Warehouse	\$100,000.00		\$100,000.00					
Mechanicals for new Manufacturing rooms	\$100,000.00		\$100,000.00					
Power to the Applied Building (Duke Energy)	\$25,000.00		\$25,000.00					
Breaker Panel for 480 volt service	\$32,000.00		\$32,000.00					
Plumbing for the Applied Building	\$20,000.00		\$20,000.00					
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Internal Building Modifications	\$60,000.00		\$60,000.00					
Travtec bottle transfer	\$20,000.00			\$20,000.00				
Stainless Steel Tables	\$10,000.00			\$5,000.00				
Sinks and Counters (Quantity = 4)	\$5,000.00			\$5,000.00				
Jacketed Transfer Tanks (Quantity = 2)	\$80,000.00			\$80,000.00				
Water Storage Tank	\$75,000.00				\$75,000.00			
Water System Upgrade	\$50,000.00							
Electric Skid Mover	\$10,000.00							
Stainless Steel Skid Mover	\$5,000.00							
New Tube Filler NP602HA	\$120,000.00			\$10,000.00				\$120,000.00
New Packet Machine	\$350,000.00			\$5,000.00				
Labeller (Quantity 2)	\$80,000.00			\$350,000.00				
Case Erector (Quantity 2)	\$84,000.00			\$40,000.00				
Cartoner for Lubes (Quantity 2)	\$554,800.00			\$42,000.00				\$42,000.00
Boiler System	\$100,000.00			\$277,400.00				
Jacketed Cleaning Tank	\$25,000.00				\$100,000.00			
Transfer Tanks (Quantity 3)	\$93,000.00			\$25,000.00				
Marburg Cap Sealer and Heat Tunnel	\$35,000.00			\$93,000.00				
Conflex Sealer	\$50,000.00			\$35,000.00				
Video Jet	\$40,000.00		\$50,000.00					
Total Capital Investment	\$3,348,173.00		\$1,512,773.00	\$1,060,400.00	\$10,000.00	\$613,000.00		\$162,000.00

Tax Abatement Schedule for Applied Laboratories, Inc.

Tuesday, June 3, 2014

Personal Property Abatement Schedule for Applied Laboratories, Inc.:

YEAR OF DEDUCTION	PERCENTAGE
1st	100%
2nd	90%
3rd	80%
4th	70%
5th	60%
6th	50%
7th	40%
8th	30%
9th	20%
10th	10%
11th and thereafter	0%

RESOLUTION NO. ____, 2014

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

Applied Laboratories, Inc.

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984, which remains in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal property in an area previously designated as an ERA; and

WHEREAS, Applied Laboratories, Inc. filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated May 23, 2014 requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of installing new manufacturing equipment at a facility located at 3240 N. Indianapolis Road, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.*, a deduction allowed for the installation of new manufacturing equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or
2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such personal property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **Applied Laboratories, Inc.** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Applied Laboratories, Inc.** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated cost of the installation of new manufacturing equipment is reasonable for this type of project and equipment; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - e. The totality of benefits is sufficient to justify the deduction.
3. **Applied Laboratories**, project represents a major capital investment into the improvement of personal property, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5 and 17, *et. seq.* shall be allowed for 10 years; pursuant to the Abatement Schedule included with the Statement of Benefits Form attached as **Exhibit B** and;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the personal property tax abatement of **Applied Laboratories, Inc.**

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of June 2014, by a vote of ____ ayes and ____ nays.

Presiding Officer of the
Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day of June 2014 at ____ o'clock ____ M.

Clerk-Treasurer

Approved and signed by me this ____ day of June 2014, at ____ o'clock ____ M.

Mayor of the City of
Columbus, Indiana



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: May 27, 2014

RE: RZ-14-05 (*Gateway Apartments Rezoning*)

At its May 14, 2014 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 10 in favor and 0 opposed.

Gateway Apartments L.P. is the developer of a proposed apartment complex on the eastern 1/3 of the former Golden Casting Foundry property. The City Council attached two commitments to the zoning on this property when it was changed from I-3 (Industrial: Heavy) to "RMc" (Residential: Multi-family with commitments) in 2008. Those commitments are as follows:

1. A Type A buffer, as defined by the Zoning Ordinance, shall be installed and maintained on the west property line of any development of the 4.51 acre portion of the former foundry site as long as non-residential zoning is present to the west.
2. A transitional setback of 75 feet shall be provided on the west side of the 4.51 acre portion of the former foundry site, as long as non-residential zoning is present to the west.

At that time there were many unknowns about the type and design of apartments that might be constructed, what type of redevelopment might occur to the immediate west, and the environmental conditions on the entire foundry site. Gateway Apartments L.P. has indicated that the required 75 foot setback will unnecessarily burden their proposed project. They suggest that the 35 foot setback required by the current Zoning Ordinance is adequate for this property. The Zoning Ordinance requires this 35 foot setback throughout Columbus where multi-family residential zoning is adjacent to industrial zoning. Gateway Apartments L.P. has requested that the commitment regarding the 75 foot setback be removed from the property.

No members of the public spoke for or against this request at the Plan Commission public hearing.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning commitments change,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Planning Department staff report for the May 14, 2014 Plan Commission meeting,
4. a location map, and
5. supporting material provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2014

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
BY AMENDING THE ZONING COMMITMENTS AT A LOCATION DESIGNATED AS
“RMc” (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)**

**To be known as the: Gateway Apartments Rezoning
Plan Commission Case No.: RZ-14-05**

WHEREAS, this rezoning was requested by Gateway Apartments L.P. and includes the consent of all owners of the subject property; and

WHEREAS, this request seeks to modify the rezoning commitments established on the subject property by Ordinance #15, 2008 passed by the Common Council of the City of Columbus on April 1, 2008; and

WHEREAS, the Columbus Plan Commission did, on May 14, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Zoning Commitments Amended

The “RMc” (Residential: Multi-family with Commitments) zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana shall be amended to exclude the commitment that reads “A transitional setback of 75 feet shall be provided on the west side of the 4.51 acre portion of the former foundry site, as long as non-residential zoning is present to the west”:

Lot Numbered 1 in the Golden Casting Administrative Subdivision in the City of Columbus, Bartholomew County, Indiana, recorded in Plat Book “R”, Page 197C as Instrument No. 2009-1451 in the office of the Recorder of Bartholomew County, Indiana.

SECTION 2: Commitment(s)

No additional commitments are attached to this rezoning. All previous commitments unaltered by this ordinance shall remain.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-14-05

of the City of Columbus, Indiana Plan Commission

regarding

Case number RZ-14-05

(Gateway Apartments Rezoning),

**a proposal to amend the rezoning commitments on a +/-4.51 acre property
designated as RMc (Residential: Multi-family with Commitments),
effectively "rezoning" the property**

WHEREAS, the Plan Commission has received the application referenced above from Gateway Apartments L.P.; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on May 14, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The amending of the rezoning commitments on the property subject to the application (located at the northwest corner of the intersection of Cottage Avenue and 10th Street) to omit the requirement for a 75 foot transitional setback is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14th DAY OF MAY 2014
BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.**

Signed copy on file in the Planning Department

Roger Lang, President

ATTEST:

Signed copy on file in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (May 14, 2014 Meeting)

Docket No. / Project Title: RZ-14-05 (Gateway Apartments)
Staff: Allie Keen
Applicant: Gateway Apartments, L.P.
Property Size: 4.51 Acres
Current Zoning: RMc (Residential: Multi-Family with commitments)
Proposed Zoning: RMc (Residential: Multi-Family with revised commitments)
Location: Northwest corner of the intersection of 10th Street and Cottage Avenue, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of amending the previously established zoning commitments on the property. The current commitments include the following:

1. A Type A buffer, as defined by the Zoning Ordinance, shall be installed and maintained on the west property line of any development of the 4.51 acre portion of the former foundry site as long as non-residential zoning is present to the west.
2. A transitional setback of 75 feet shall be provided on the west side of the 4.51 acre portion of the former foundry site, as long as non-residential zoning is present to the west.

At this time, the applicant wishes to remove only the second commitment in regards to setback in order to construct a multi-family apartment complex on the subject property.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is 35 feet a sufficient building setback from the adjacent I3 (Industrial: Heavy) zoning at this location?

Preliminary Staff Recommendation:

Favorable recommendation to City Council.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future land use of this property as being residential. The Comprehensive Plan further encourages infill development and a variety of housing types. The reduced setback enables the property to be developed as a multi-family apartment complex and the proposed 35 feet meets the current standards of the Zoning Ordinance.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The subject property is located in an urban setting where structures have generally smaller setbacks and denser development. The surrounding landuses are primarily residential with some public facilities to the north. The reduced setback will be better for the urban environment as well as meet current standards of the Zoning Ordinance. Further, a dense landscape buffer will be provided between the industrial zoned property and the subject site to further protect future residents, as well as enhance the overall appearance of the surrounding neighborhood.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The property is surrounded by residences to the east and south, and the proposed development will diversify the housing options for the area. The reduced setback will be more in character with the urban setting as well as provide adequate land for development.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The proposed development is considered infill development and is utilizing a blighted property, which in turn can enhance the surrounding neighborhood. The proposed reduced setback will also not have a negative impact on the immediate area because it will meet current standards with both the addition of a landscape buffer and building setback, which would be required for any multi-family residential property in the city that is adjacent to an industrial property.

Responsible growth and development.

Preliminary Staff Comments: The subject property was once a part of the former Golden Castings Foundry. The reuse of this site for non-industrial development would benefit both the immediate neighborhood and city as a whole. Further, the property is located downtown in an urban environment that encourages denser development with smaller setbacks.

Current Property Information:	
Land Use:	Vacant/Undeveloped
Site Features:	There are no significant site features on the subject property.
Flood Hazards:	There are no flood hazards present on this property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances on this property.
Vehicle Access:	This property gains access from 10 th Street (Minor Arterial, Residential, Urban), Cottage Avenue (Local, Residential, Urban) and 12 th Street (Local, Commercial, Urban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	PUD (Planned Unit Development)	Bartholomew Consolidated School Corporation Administrative Offices United Way Building
South:	CN (Commercial Neighborhood) RE (Residential: Established)	Vacant Retail Building Single & Multi-Family Residential
East:	RE (Residential: Established) PUD (Planned Unit Development)	Single & Multi-Family Residential Bartholomew Consolidated School Corporation Parking Area
West:	I3 (Industrial: Heavy)	Vacant/Former Golden Casting Foundry

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: RM with Commitments	Proposed Zoning: RM with Revised Commitments
Zoning District Intent:	<p>To provide areas for a variety of multi-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to public open space and convenience goods. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences. In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.</p> <p>Existing Commitments:</p> <ol style="list-style-type: none"> 1. A Type A buffer, as defined by the Zoning Ordinance, shall be installed and maintained on the west property line of any development of the 4.51 acre portion of the former foundry site as long as non-residential zoning is present to the west. 2. A transitional setback of 75 feet shall be provided on the west side of the 4.51 acre portion of the former foundry site, as long as non-residential zoning is present to the west. 	
Permitted Uses:	<ul style="list-style-type: none"> • Residential Uses: <ul style="list-style-type: none"> ○ Dwellings, multi-family ○ Dwelling, two-family ○ Nursing home/assisted living facility ○ Retirement facility • Park Uses: <ul style="list-style-type: none"> ○ Nature preserve/conservation area 	

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: RM with Commitments	Proposed Zoning: RM with Revised Commitments
Water and Sewer Service:	Required	
Lot and/or Density Requirements:	Maximum Density: 25 dwelling units per Acre Minimum Living Area: <ul style="list-style-type: none"> • Two-Family: 1,000 square feet • Multi-Family: 500 square feet 	
Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side Yard Setback: (West) 75 feet (East) 10 feet Rear Yard Setback: 10 feet Front Yard Setback: 10 th Street: 10 feet* Cottage Ave: 10 feet* 12 th Street: 10 feet* *25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures.	Side Yard Setback: (West) 35 feet (East) 10 feet Rear Yard Setback: 10 feet Front Yard Setback: 10 th Street: 10 feet* Cottage Ave: 10 feet* 12 th Street: 10 feet* *25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures.
Height Restrictions:	Primary Structure: 50 feet Accessory Structure: 25 feet	
Floor Area Requirements:	Not applicable.	
Signs:	Development Entry Signs: <ul style="list-style-type: none"> • Maximum Number: 2 per public street access point) • Maximum Area (per sign): 32 square feet • Maximum Height: 6 feet 	

Interdepartmental Review:	
City Engineering:	No comments have been received at this time.
City Utilities:	No comments have been received at this time.
City Fire Department:	The Columbus Fire Department does not have any issues with this request.
Code Enforcement:	No comments have been received at this time.
MPO:	I am fine with the setback issues, 75 feet is too much in an area where density makes sense.

History of this Location:

The relevant history of this property includes the following:

- On March 5, 2008, the Columbus Plan Commission reviewed a request (RZ-07-11) to rezone the subject property from I3 (Heavy Industrial) to R-7 (Multi-Family Residential). Plan Commission made a favorable recommendation to the City Council with two commitments included:
 - A Type A buffer, as defined by the Zoning Ordinance, shall be installed and maintained on the west property line of any development of the 4.51 acre portion of the former foundry site as long as non-residential zoning is present to the west.
 - A transitional setback of 75 feet shall be provided on the west side of the 4.51 acre portion of the former foundry site, as long as non-residential zoning is present to the west.
- On April 1, 2008, the Columbus City Council adopted an ordinance approving the rezoning request with Plan Commission's commitments.
- On April 3, 2008, the current Zoning Ordinance went into effect for the City of Columbus and the new zoning classification for the subject site is RM (Residential: Multi-Family).

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

- POLICY A-1-1: Encourage mixing of housing prices in all geographic areas of the city.
- POLICY A-2-1: Strive to eliminate blighted areas.
- POLICY A-2-9: Preserve and enhance the character of neighborhoods.
- POLICY A-4-2: Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
- POLICY A-4-3: Prevent urban sprawl.
- POLICY A-4-5: Prevent development in areas where such development would jeopardize health or safety.
- POLICY D-1-1: Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
- POLICY D-1-3: Encourage development adjacent to already developed areas.
- GOAL D-2: Encourage development of sufficient supply of diverse housing types, sizes, and price ranges in the community.
- GOAL D-3: Provide high-quality residential neighborhood environments.
- POLICY D-3-1: Encourage projects which improve and revitalize neighborhoods.

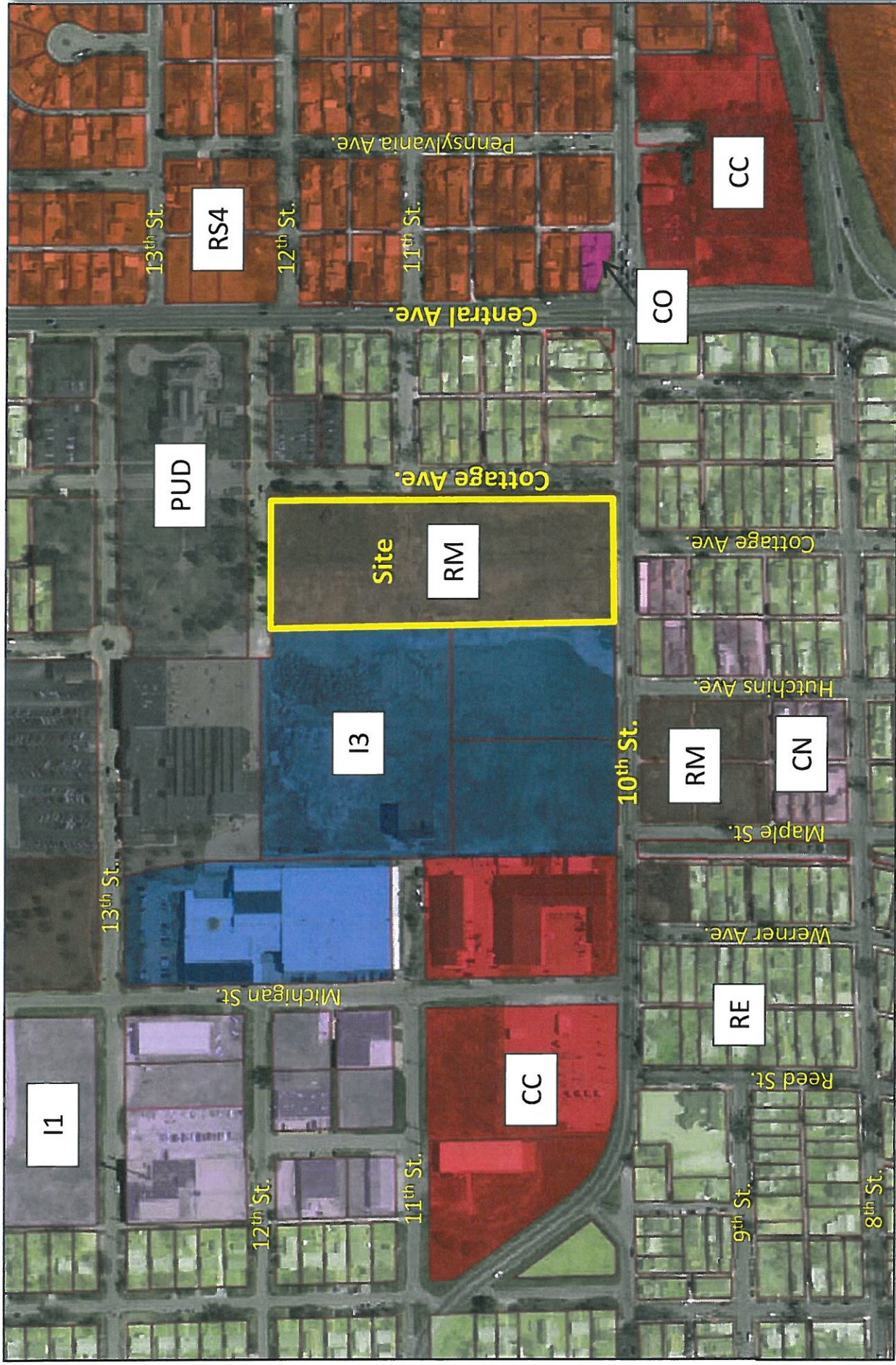
This property is located in the Columbus Central Neighborhoods character area. The following Planning Principle(s) apply to this application: Infill development that compliments existing neighborhoods should be encouraged.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is part of the former Golden Casting Foundry where high grade iron castings were manufactured. In 2006 site clearance began to remove the structures on site. The eastern portion of the Foundry site (subject property) was rezoned in 2008 from I3 (Industrial: Heavy) to RMc (Residential: Multi-Family with Commitments) and the remaining Foundry property to the west is still currently zoned I3 (Industrial: Heavy) but has not been redeveloped. The applicant is proposing to construct a 60 unit multi-family apartment complex on the subject property.
2. There were two commitments that were placed on the subject site at the time of the original rezoning (RZ-07-11) in regards to a landscape buffer and building setback along the west property line. The intent of the two commitments was to protect the residents on the subject property from the adjacent property to the west in the event it was ever redeveloped for industrial purposes because the zoning still remains industrial. However, if the properties to the west were rezoned to residential, then both commitments associated with the rezoning would no longer apply. At this time, the applicant is requesting from Plan Commission to remove the second commitment in regards to building setback.
3. Per Section 3.14(C) of the Zoning Ordinance, the side setback for multi-family structures in the RM (Residential: Multi-Family) zoning district is 10 feet. The current commitment on the subject property states that the side building setback along the west property line is 75 feet.
4. When the subject property was rezoned to multi-family, the Zoning Ordinance that was in effect at the time did not require any type of buffering between the industrial zoned property to the west and the subject site because the industrial zoning was there prior to the multi-family zoning. Therefore, the Plan Commission added a commitment to the property when it was rezoned to provide a Type A Landscape Buffer along the west property line to further protect and screen the future residences on the property. Under the current Zoning, whenever a rezoning occurs that requires a buffer yard where none was required previously, the property that is rezoned shall provide the buffer yard, per Section 8.2(A)(2). The current Zoning Ordinance would require a Type A Landscape Buffer on the subject property regardless of the previously placed commitment. Per Section 8.2(D) of the Zoning Ordinance, a Type A Landscape Buffer shall include a minimum width of 25 feet and shall be a dense buffer that consists of either a fence or wall with landscaping or an opaque landscape screen. The required 25 foot setback is in addition to any required building setback for the property; therefore the subject property would be required to provide a 25 foot buffer setback plus a 10 foot building setback for a total of 35 feet under today's standards.

Property Location & Surrounding Zoning





MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: May 27, 2014

RE: RZ-14-07 (*Fraternal Order of Police Rezoning*)

At its May 14, 2014 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 10 in favor and 0 opposed.

The Fraternal Order of Police Lodge 89 are proposing that the property located at 2120 West County Road 450 South (on the north side of 450 South, immediately west of Centra Credit Union) be rezoned from I-2 (Industrial: General) to P (Public / Semi-public Facilities). The FOP previously received approval of a use variance from the Columbus Board of Zoning Appeals to allow their private club to operate at this location. However, changes to their plans for the property and the regulatory implications of those changes have prompted them to seek this rezoning. Specifically, their decision to build a new building rather than renovate the existing one has triggered several provisions of the I-2 zoning on the property that complicate their project.

No members of the public spoke at the Plan Commission public hearing on this request.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Planning Department staff report for the May 14, 2014 Plan Commission meeting, and
4. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2014

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "I-2" (INDUSTRIAL: GENERAL)
TO "P" (PUBLIC / SEMI-PUBLIC FACILITIES)**

**To be known as the: Fraternal Order of Police Rezoning
Plan Commission Case No.: RZ-14-07**

WHEREAS, this rezoning was requested by the Fraternal Order of Police Lodge 89 and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on May 14, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "I-2" (Industrial: General) to "P" (Public / Semi-public Facilities):

Lot numbered 2 in Willoughby's Minor Plat as recorded in Plat Book "J", Page 69 in the Office of the Recorder of Bartholomew County, Indiana.

SECTION 2: Commitment(s)

No commitments are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-14-07

of the City of Columbus, Indiana Plan Commission

regarding

Case number RZ-14-07

(Fraternal Order of Police Rezoning),

a proposal to rezone +/-7.87 acres from

I-2 (Industrial: General) to P (Public/Semi-public Facilities)

WHEREAS, the Plan Commission has received the application referenced above from the Fraternal Order of Police Lodge 89; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on May 14, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 7.87 acres located at 2120 West 450 South – on the north side of 450 South, west of 175 West) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14th DAY OF MAY 2014
BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.**

Signed copy on file in the Planning Department

Roger Lang, President

ATTEST:

Signed copy on file in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (May 14, 2014 Meeting)

Docket No. / Project Title: RZ-14-07 (Fraternal Order of Police)
Staff: Melissa Begley
Applicant: Fraternal Order of Police
Property Size: 7.875 Acres
Current Zoning: I-2 (Industrial: General)
Proposed Zoning: P (Public/Semi-Public Facilities)
Location: 2120 W 450 S, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of building a new private club for the Fraternal Order of Police.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is the P zoning district appropriate at this location?

Preliminary Staff Recommendation:

Favorable recommendation to the City Council.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future land use of this property as industrial, however the property was originally a single family residence and most recently received Use Variance approval to be used as a private club. The site will preserve expanses of open space on the site and the use will not diminish the level of service for traffic on 450S as identified in the Woodside/Walesboro character area. The P (Public/Semi-Public Facilities) zoning designation will not hamper the surrounding industrial uses.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The site was built as a single family residence and is currently being utilized as a private club. A parking lot already exists for the club members and little to no site alterations will be needed. The P (Public/Semi-Public Facilities) zoning district is the only district in which private clubs are a permitted use.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The lot is narrow and with the location of a 2 acre pond on the property, the site is not desirable for an industrial use. The private club will not detract from the surrounding industrial properties.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: Rezoning the subject property to P (Public/Semi-Public Facilities) should not be expected to negatively impact property values. In a site development plan district, the property would continue to be under review of the Columbus Plan Commission for any significant modifications to the site.

Responsible growth and development.

Preliminary Staff Comments: The property is on City sewer and water and has excellent vehicular access on 450 S. The site is not desirable as an industrial site and a private club will not harm the surrounding uses.

Current Property Information:	
Land Use:	A private club
Site Features:	A converted single family dwelling (recently demolished), accessory structure, parking lot, 2 acre pond and woods
Flood Hazards:	No flood hazards exist on the property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances.
Vehicle Access:	450 South (Principal Arterial, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I-3 (Industrial: Heavy)	Morgan Adhesives
South:	I-2 (Industrial: General)	Cummins Mid Range Engine Plant
East:	AP (Agriculture Preferred) CC (Commercial: Community)	Single Family Residential Centra Credit Union
West:	I-3 (Industrial: Heavy) CC (Commercial: Community)	Toyo America Undeveloped Commercial Lot

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I-2	Proposed Zoning: P
Zoning District Intent:	To provide locations for general production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial development and uses.	To provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should not be applied to single properties as a "spot" zone, but rather in those locations where a single large facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirements that respond to the unique scale and other considerations common to these types of uses. This district should be applied to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.

Permitted Uses:	<p>Agriculture Uses:</p> <ul style="list-style-type: none"> • Farm (general) <p>Commercial/Utilities Uses:</p> <ul style="list-style-type: none"> • Communication service exchange • Sewage treatment plant • Utility substation • Water Tower <p>Public/Semi-Public Facilities:</p> <ul style="list-style-type: none"> • Government facility (non-office) • Parking lot/garage (as primary use) • Police, fire, or rescue station <p>Park Uses:</p> <ul style="list-style-type: none"> • Nature preserve/conservation area <p>Commercial Uses:</p> <ul style="list-style-type: none"> • Auto-Oriented uses (medium scale) • Builder's supply store 	<p>GROUP 1 USES</p> <p>Residential Uses</p> <ul style="list-style-type: none"> • Nursing Home / Assisted Living Facility • Retirement Facility <p>Communications / Utility Uses</p> <ul style="list-style-type: none"> • Communications Service Exchange <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Cemetery • Clinic • Community Center • Day Care Center • Government Office • Hospital • Institution for the Developmentally Disabled • Library • Private Club • Museum • Parking Lot / Garage • Police, Fire, or Rescue Station
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	<ul style="list-style-type: none"> • Conference Center • Data processing/call center <p>Industrial Uses:</p> <ul style="list-style-type: none"> • Contractor's office/workshop • Dry cleaners (commercial) • Food and Beverage production • General industrial production • Light industrial assembly & distribution • Light industrial processing & distribution • Mini-warehouse self-storage facility • Research & development facility • Truck freight terminal • Warehouse & distribution facility 	<ul style="list-style-type: none"> • Post Office • School (grades pre-school through 12) • Trade or Business School • University of College • Worship Facility <p>Park Uses</p> <ul style="list-style-type: none"> • Golf Course • Nature Preserve/Conservation Area • Park / Playground <p>Commercial Uses</p> <ul style="list-style-type: none"> • Conference Center • Health Spa • Instructional Center • Retreat Center <p>GROUP 2 USES</p> <p>Communications / Utility Uses</p> <ul style="list-style-type: none"> • Sewage Treatment Plant • Utility Substation • Water Tower • Wellfield / Water Treatment Plant <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Airport (Public) • Animal Shelter • Correctional Facility • Fairgrounds • Government Facility (Non-Office) <p>Park Uses</p> <ul style="list-style-type: none"> • Amphitheater / Outdoor Venue • Athletic Complex • Driving Range
Water and Sewer Service:	Required	Required

Lot and/or Density Requirements:	Minimum Lot Area: 1 acre (43,560 square feet) Minimum Lot Width: 100 feet Minimum Lot Frontage: 50 Feet Minimum Lot Coverage: 75%	Minimum Lot Area: 20,000 square feet Minimum Lot Width: 50 feet Minimum Lot Frontage: 50 Feet Minimum Lot Coverage: 65%
Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet Rear Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet Front Yard Setback: Arterial Street: 50 feet Collector Street: 35 feet Local Street: 25 feet	Side Yard Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Rear Yard Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Front Yard Setback: Arterial Street: 50 feet Collector Street: 35 feet Local Street: 25 feet
Height Restrictions:	Primary Structure: 50 feet Accessory Structure: 40 feet	Primary Structure: 45 feet Accessory Structure: 25 feet
Floor Area Requirements:	NA	NA
Signs:	Wall Signs: 2 wall signs per public street frontage with a maximum square footage of 15% of the front walls or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign per public street frontage with a maximum size of 75 square feet and a maximum height of 10 feet.	Wall Signs: One wall sign is permitted per frontage. The signs, in total, cannot exceed 15% of the area of the front walls or 150 square feet, whichever is less. Freestanding Signs: One freestanding sign is permitted per frontage. The sign cannot exceed 50 square feet in area or 10 feet in height.

Interdepartmental Review:	
City Engineering:	The proposed rezoning will not significantly impact access or drainage on the site.
City Utilities:	No comments received.

History of this Location:

The relevant history of this property includes the following:

1. The property was platted as Lot 2 of Willoughby's Minor Plat in 1979. At that time, it was located in Bartholomew County's planning jurisdiction (B/MP-79-04). The minor plat limits access to a 50 foot access easement.
2. The lot was annexed to the City of Columbus in 1989 (ANX-88-45).
3. The property was rezoned from AG (Agriculture) to B-1 in 1993 (C/RZ-93-12).
4. A daycare center was approved to be at this location in 1993 (C/ZC-93-29).
5. A freestanding sign was approved for the daycare center in 1993 (C/ZC-8-93-12)
6. The property was rezoned from B-1 (Neighborhood Business) to I2 (General Industrial) in 2007 (C/RZ-07-07).
7. In 2011, a Use Variance was received (C/UV-11-01) to allow a private club to be located in an I-2 (Industrial: General) zoning district.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Industrial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY J-4-3:** Designate the land bounded by CR 350 S, CR 400 W, CR 700 S, and SR 11 as an economic growth area.
2. **POLICY J-4-6:** Within the economic growth area, prevent residential subdivisions which would consume land needed for future industrial development.

This property is located in the Woodside / Walesboro Area character area. The following Planning Principle(s) apply to this application:

1. Require landscaping for all new development.
2. All new development should be designed in a manner that does not diminish the level of service of the traffic flow in the area.
3. Signs should continue to be low profile and attractive.
4. Preserve expanses of open space throughout the area as new development takes place.

Planning Consideration(s):

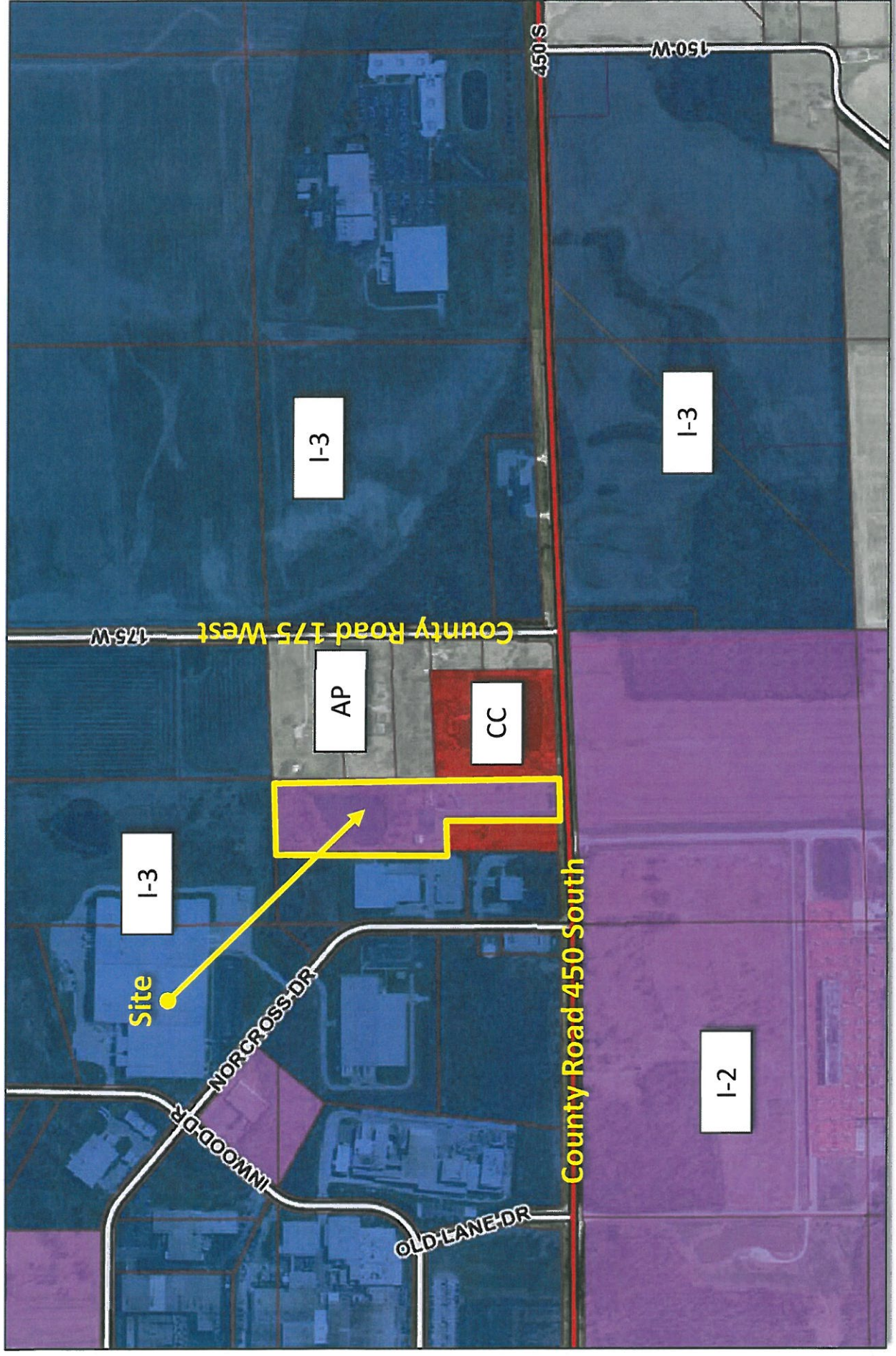
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The petitioners are requesting the rezoning in order to demolish the existing structure to build a 2,460 square foot private club. According to the Zoning Ordinance for legal non-conforming site features and structures, continuation of the legal non-conforming site feature and structure is permitted if it was lawfully established. If the building is removed and replaced as proposed in this case, all site features shall be brought into compliance with all requirements of the Zoning Ordinance. On this site, this primarily applies to landscape buffers that would be required on this industrially zoned property to screen the adjacent commercial zoning. If the site were to remain I-2 (Industrial: General), the applicant would be required to install a Type A buffer along the adjoining Centra Credit Union property and the adjacent vacant commercial property per Section 8.2 Buffering Standards. A type A buffer includes a minimum width of 25 feet in addition to the minimum setback and consists of a fence or wall with landscaping, an opaque tree screen or combination of both. The applicants have

indicated that the P zoning district is a better fit for their intended use and would allow them to avoid the seemingly unnecessary standards applicable to the I-2 district.

2. The Comprehensive Plan identifies the future land use of this property as Industrial. Although this property was previously used as residential and a daycare, the petitioners received approval for a Use Variance in 2011 to permit a private club in the I-2 (Industrial: General) zoning district.
3. The P zoning district is the only district in which private club is permitted. It is permitted by conditional use in the AP (Agriculture: Preferred), AG (Agriculture: General), CD (Commercial: Downtown), CDS (Commercial: Downtown Support), and the CC (Commercial: Community) zoning districts. The P (Public/Semi-Public Facilities) zoning district is a site development plan district, which requires all major site modifications to receive approval by the Plan Commission.
4. The property is long and narrow. The northern portion of the property is heavily wooded and has a 2 acre pond. There is agriculturally zoned property adjoining this property on the northeast side. These properties are used as single-family residential. They are screened from this property by the heavy vegetation that exists on site and will remain. The other surrounding properties are either used as commercial or light industrial.
5. County Road 450 South is designed to handle large volumes of traffic as it is the main road to and from the Woodside Industrial Park.

Property Location & Surrounding Zoning





MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: May 27, 2014

RE: RZ-14-08 (*Kroger Rezoning*)

At its May 14, 2014 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 10 in favor and 0 opposed.

Kroger proposes to rezone the former Dolly Madison bakery site at 3060 N. National Road from I-2 (Industrial: General) to CR (Commercial: Regional Center). Kroger has indicated their intent to construct a new supermarket at this location.

No members of the public spoke for or against this request at the Plan Commission meeting.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Plan Commission staff report,
4. a location map,
5. a conceptual site plan and possible building elevations provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2014

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "I-2" (INDUSTRIAL: GENERAL)
TO "CR" (COMMERCIAL: REGIONAL CENTER)**

**To be known as the: Kroger Rezoning
Plan Commission Case No.: RZ-14-08**

WHEREAS, this rezoning was requested by Kroger Limited Partnership and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on May 14, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "I-2" (Industrial: General) to "CR" (Commercial: Regional Center):

Lot Numbered One-A (1A) in Administrative Resubdivision of Suverkrup Interstate Brands Plat recorded as Instrument #03-5376 in Plat Book "R", page 4A, in the Office of the Recorder of Bartholomew County, Indiana.

Except that part conveyed to the State of Indiana by a certain Warranty Deed recorded March 15, 2007 as Instrument No. 200700004519, more particularly described as follows:

A part of Lot Number 1A of Administrative Resubdivision of Suverkrup/Interstate Brands Plat as recorded in Plat Book "R", page 4A in the Office of the Recorder of Bartholomew County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at a point on the northern line of said lot Northwesterly 118.710 meters (389.47 feet) along an arc to the left having a radius of 1855.876 meters (6088.83 feet) and subtended by a long chord having a bearing of North 66 degrees 45 minutes 46 seconds West and a length of 118.690 meters (389.40 feet) (Basis of bearings is the Centerline of U.S. 31 as shown on a certain Location Control Route Survey Plat recorded in Document Number 20004091 in the Office of the Recorder of said county) from the northeast corner of said lot, which Point of Beginning is designated as point "1594" on said Parcel Plat; thence South 21 degrees 24 minutes 18 seconds West 1.760 meters (5.77 feet) to the point designated "1595" on said Parcel Plat; thence North 68 degrees 39 minutes 23 seconds West 3.964 meters (13.01 feet) to the point designated "1597" on said Parcel Plat; thence North 21 degrees 16 minutes 57 seconds East 1.760 meters (5.77 feet) to said northern line designated as point "1596" on said Parcel Plat; thence along said northern line Southeasterly 3.967 meters (13.02 feet) along an arc to the right having a radius of 1855.876 meters (6088.83 feet) and subtended by a long chord having a bearing of South 68 degrees 39 minutes 23 seconds East and a length of 3.967 meters (13.02 feet) to the Point of Beginning and containing 0.0007 hectares (0.002 acres), more or less.

A part of Lot Number 1A of Administrative Resubdivision of Suverkrup/Interstate Brands Plat as recorded in Plat Book "R" page, 4A in the Office of the Recorder of Bartholomew County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at a point on the northern line of said lot Northwesterly 188.140 meters (617.26 feet) along an arc to the left having a radius of 1855.876 meters (6088.83 feet) and subtended by a long chord having a bearing of North 67 degrees 50 minutes 04 seconds West and a length of 188.060 meters (616.99 feet) (Basis of bearings is the Centerline of U.S. 31 as shown on a certain Location Control Route Survey Plat recorded in Document Number 20004091 in the Office of the Recorder of said county) from the northeast corner of said lot, which Point of Beginning is designated as point "2873" on said Parcel Plat; thence North 76 degrees 22 minutes 03 seconds West 18.918 meters (62.07 feet) to the point designated "2849" on said Parcel Plat; thence Northwesterly 82.915 meters (272.03 feet) along an arc to the left having a radius of 1854.116 meters (6083.06 feet) and subtended by a long chord having a bearing of North 72 degrees 36 minutes 05 seconds West and a length of 82.908 meters (272.00 feet) to the northwestern line of said lot; thence North 23 degrees 11 minutes 23 seconds East 1.773 meters (5.82 feet) along said northwestern line to said northern line; thence southeasterly 101.621 meters (333.40 feet) along an arc to the right having a radius of 1855.876 meters (6088.83 feet) and subtended by a long chord having a bearing of South 72 degrees 18 minutes 26 seconds East and a length of 101.608 meters (333.36 feet) to the point of beginning and containing 0.0163 hectares (0.040 acres), more or less.

Less and except the East Half of the following described real estate, said One-Half (1/2) containing 0.2275 acres. Tract "F"

BEGINNING at the northeast corner of Lot 1 in Sap's Minor Plat, as recorded in the Bartholomew County Recorder's Plat Book J, page 125; thence North 23° 13' 19" East, an assumed bearing 50.02 feet along the west line of the Conrail right of way to the centerline of U.S. Highway 31; thence along the centerline of U.S. 31 and a non-tangent curve to the right 39.97 feet (said curve having a radius of 6,138.84 feet, a chord bearing of South 65° 15' 54" East, and a chord of 39.97) to the west line of real estate deeded to Public Service Company of Indiana, Inc. and described as Parcel 2 by deed recorded in said Recorder's Deed Record 305, page 795; thence South 23° 13' 19" West, 486.59 feet along the west line of said Public Service Parcel 2; thence South 89° 47' 54" West, 43.55 feet parallel with the south line of said Northeast Quarter to an existing 2 inch iron pipe marking the southeast corner of Lot 1 in said Sap's Minor Plat, said iron pipe being on the west line of Conrail right of way; thence North 23° 13' 19" East, 454.94 feet (455.41 plat) along the east line of Lot 1 in said Saps' Minor Plat and along the west line of said Conrail right of way to the point of Beginning, containing 0.455 of an acre.

SECTION 2: Commitment(s)

No commitments are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-14-08

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-14-08
(Kroger Rezoning),
a proposal to rezone +/-11.50 acres from
I-2 (Industrial: General) to CR (Commercial: Regional Center)

WHEREAS, the Plan Commission has received the application referenced above from Kroger Limited Partnership; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on May 14, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 11.50 acres located at 3060 North National Road) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14th DAY OF MAY 2014
BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.**

Signed copy on file in the Planning Department

Roger Lang, President

ATTEST:

Signed copy on file in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (May 14, 2014 Meeting)

Docket No. / Project Title: RZ-14-08 (Kroger)
Staff: Leanne Wells
Applicant: Kroger Limited Partnership
Property Size: 11.5 Acres
Current Zoning: I-2 (Industrial: General)
Proposed Zoning: CR (Commercial: Regional Center)
Location: 3060 National Road, Columbus, IN. 47201

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of constructing a 119,556 sq. ft. Kroger Marketplace on the southeast corner of National Road and Central Avenue. The site is currently zoned as I-2 (Industrial General) where the Dolly Madison bakery was previously in operation. A supermarket is not permitted in this zoning district. The CR (Commercial: Regional Center) zoning district allows for large scale retail, and therefore would be appropriate for supermarkets.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is the CR (Commercial: Regional Center) appropriate for this location?

Preliminary Staff Recommendation:

Favorable Recommendation to the City Council.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The subject property is surrounded by CC (Commercial: Community Center) and CR (Commercial : Regional Center) zoning. Duke Electric, a small strip development and two retail lots are to the south, Bob Poynter Car Sales is to the east and Renner Honda is to the north. The Comprehensive Plan identifies this area as Commercial, which is also the existing use of the properties immediately surrounding the subject property.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The vacant Dolly Madison factory stands at this site surrounded by small businesses to the west and a car dealership to the east. The uses for the existing I-2 district are not retail in nature. They are geared for light industrial, utility and public or semi-public uses. The uses for CR (Commercial: Regional Center) have some similarities with I-2 such as utility and public/semi-public uses, but most are aligned with public interaction such as retail, hotel/motel, and recreation uses. Both National Road and Central Avenue are Major Arterial Streets. These streets are designed to handle from 10,000 vehicles per day on two-lane facilities up to 50,000 vehicles on six-lane facilities.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The most desirable use for this commercial district is aligned with this zoning request and the proposed use for large scale retail. The site is surrounded by existing CR (Commercial: Regional Center) zoning. There is also the presence of the state highway (U.S. 31) and a principle arterial street, Central Avenue that will be able to accommodate the site's traffic.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The intention of the proposed rezoning CR (Commercial: Regional Center) will not hinder the property values in the jurisdiction of the City of Columbus. The site has access to public infrastructure and its commercial redevelopment has the potential to increase in value in the area.

Responsible growth and development.

Preliminary Staff Comments: This type of commercial redevelopment is responsible due to the re-use of an existing site, would be located at a key intersection that serves a high volume traffic, and has the potential to spur new development for the surrounding area.

Current Property Information:	
Land Use:	I-2 (Industrial : General)
Site Features:	Vacant Industrial Facility
Flood Hazards:	No flood hazards present.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances present.
Vehicle Access:	Central Avenue (Principle Arterial, Commercial, Suburban) National Road (Principle Arterial, Commercial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CC (Commercial : Community Center)	Renner Honda, Nichols Auto Repair, Silgas
South:	CR (Commercial : Regional Center)	Duke Electric
East:	CR (Commercial : Regional Center)	Bob Poynter

West:	CC (Commercial : Community Center)	Existing Kroger location, strip development
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Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I-2	Proposed Zoning: CR
Zoning District Intent:	The intent is to provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.	The intent is to establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high volume transportation routes. This district should be limited to locations with access and infrastructure which is compatible with the needs of regional-serving businesses and facilities. This district should be focused at key intersections, rather than extended along corridors.
Permitted Uses:	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • farm (CFO/CAFO type I) - County & Joint District Jurisdictions • farm (general) <p>Communications / Utilities Uses</p> <ul style="list-style-type: none"> • communication service exchange • sewage treatment plant • utility substation • water tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • government facility (non-office) • parking lot / garage (as a primary use) • police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve / conservation area <p>Commercial Uses</p> <ul style="list-style-type: none"> • auto-oriented uses (medium scale) • builder's supply store • conference center • data processing / call center <p>Industrial Uses</p> <ul style="list-style-type: none"> • contractor's office / workshop • dry cleaners (commercial) • food & beverage production • general industrial production • light industrial assembly & 	<p>Communications / Utilities Uses</p> <ul style="list-style-type: none"> • communication service exchange • utility substation • water tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • clinic • community center • day-care center (adult or child) • government office • hospital • museum • parking lot / garage (as a primary use) • police, fire, or rescue station • post office • trade or business school • worship facility <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve / conservation area • park / playground <p>Commercial Uses</p> <ul style="list-style-type: none"> • auto-oriented uses (small scale) • auto-oriented uses (medium scale) • auto-oriented uses (large scale) • auto rental (includes truck, RV, etc) • builder's supply store • data processing / call center • equipment rental

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I-2	Proposed Zoning: CR
	distribution • light industrial processing & distribution • mini-warehouse self-storage facility • research & development facility • truck freight terminal • warehouse & distribution facility	• farm equipment sales & service • health spa • hotel / motel • instructional center • liquor store • office uses • personal service uses • recreation uses (small scale) • recreation uses (medium scale) • restaurant • retail uses (small scale) • retail uses (medium scale) • retail uses (large scale) Industrial Uses • wholesale facility
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	1 acre	Minimum lot area: 15,000 sq. ft.
Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side Yard Setback: 20 feet for primary and accessory structure(s) Rear Yard Setback: 20 feet for primary and accessory structure(s) Front Yard Setback: Arterial Street: 50 feet	Side Yard Setback: 10 feet for primary and accessory structure(s) Rear Yard Setback: 10 feet for primary and accessory structure(s) Front Yard Setback: Arterial Street: 10 feet *25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures
Height Restrictions:	Primary Structure: Primary structure: 50 feet Accessory Structure: Accessory structure: 40 feet	Primary Structure: No maximum. Accessory Structure: Accessory structure: 50 feet
Floor Area Requirements:	N/A	N/A

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I-2	Proposed Zoning: CR
Signs:	<u>Permanent:</u> Wall signs <ul style="list-style-type: none"> • 2 wall signs per street frontage, 350 sq. ft. maximum. Freestanding signs <ul style="list-style-type: none"> • 1 per road frontage per lot, 75 sq. ft., 10 feet in height. Window <ul style="list-style-type: none"> • 25% of all window area or 25 sq. ft. whichever is less. <u>Temporary:</u> Banner <ul style="list-style-type: none"> • 1 @ 32 sq.ft. for 90 days per calendar year. Inflatable <ul style="list-style-type: none"> • 1 @ 25 feet tall for 25 days per calendar year. Beacon <ul style="list-style-type: none"> • 1 for 12 days per calendar year. 	<u>Permanent:</u> Wall signs <ul style="list-style-type: none"> • 2 wall signs per street frontage, 350 sq. ft. maximum. Freestanding signs <ul style="list-style-type: none"> • 1 per road frontage per lot, 150 sq. ft., 25 feet in height. Window <ul style="list-style-type: none"> • 25% of all window area or 40 sq. ft. whichever is less. <u>Temporary:</u> Banner <ul style="list-style-type: none"> • 1 @ 32 sq.ft. for 90 days per calendar year. Inflatable <ul style="list-style-type: none"> • 1 @ 25 feet tall for 25 days per calendar year. Beacon <ul style="list-style-type: none"> • 1 for 12 days per calendar year.

Interdepartmental Review:	
City Engineering:	The City Engineer recommends a traffic study for this intersection to assess the impact that may be generated by this use.
City Utilities:	No comments at this time.
Parks Department:	No comments at this time.
MPO:	No comments at this time.

History of this Location:

The relevant history of this property includes the following: Dolly Madison Bakery, owned by Interstate Brands Corporation of Kansas City, MO. went out of business in 2012. They owned the land until August 21, 2013. At that time, Flowers Baking Company of Columbus purchased the property. The site has remained dormant for the last two years.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Commercial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **GOAL A-4:** Promote wise and efficient use of limited resources and nonrenewable resources, including but not limited to capital and land.
2. **GOAL E-3:** Encourage a business friendly climate which will foster growth in the commercial sector, while protecting the character of neighborhoods.
3. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
4. **POLICY A-4-1:** Preserve & revitalize older neighborhoods, including buildings, grounds, and infrastructure.
5. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
6. **POLICY A-4-3:** Prevent urban sprawl.
7. **POLICY E-2-2:** Encourage smooth, efficient traffic flow, and as properties are redeveloped, reduce the number of driveways onto these highways.
8. **POLICY E-2-3:** Establish objective design standards (not an architectural review committee), to encourage development with appropriate landscaping, parking, setbacks, visually appealing buildings, and attractive and effective signage.
9. **POLICY E-2-14:** Encourage development of commercial and office centers, rather than strip development.
10. **POLICY E-3-1:** Allow the free market and private investment decisions to govern the quantity of each type of business and the variety of goods and services available, within the framework of an overall land use plan.

This property is located in the National Road Commercial Corridor character area. The following Planning Principle(s) apply to this application: Develop a plan to encourage the re-use of vacant buildings.

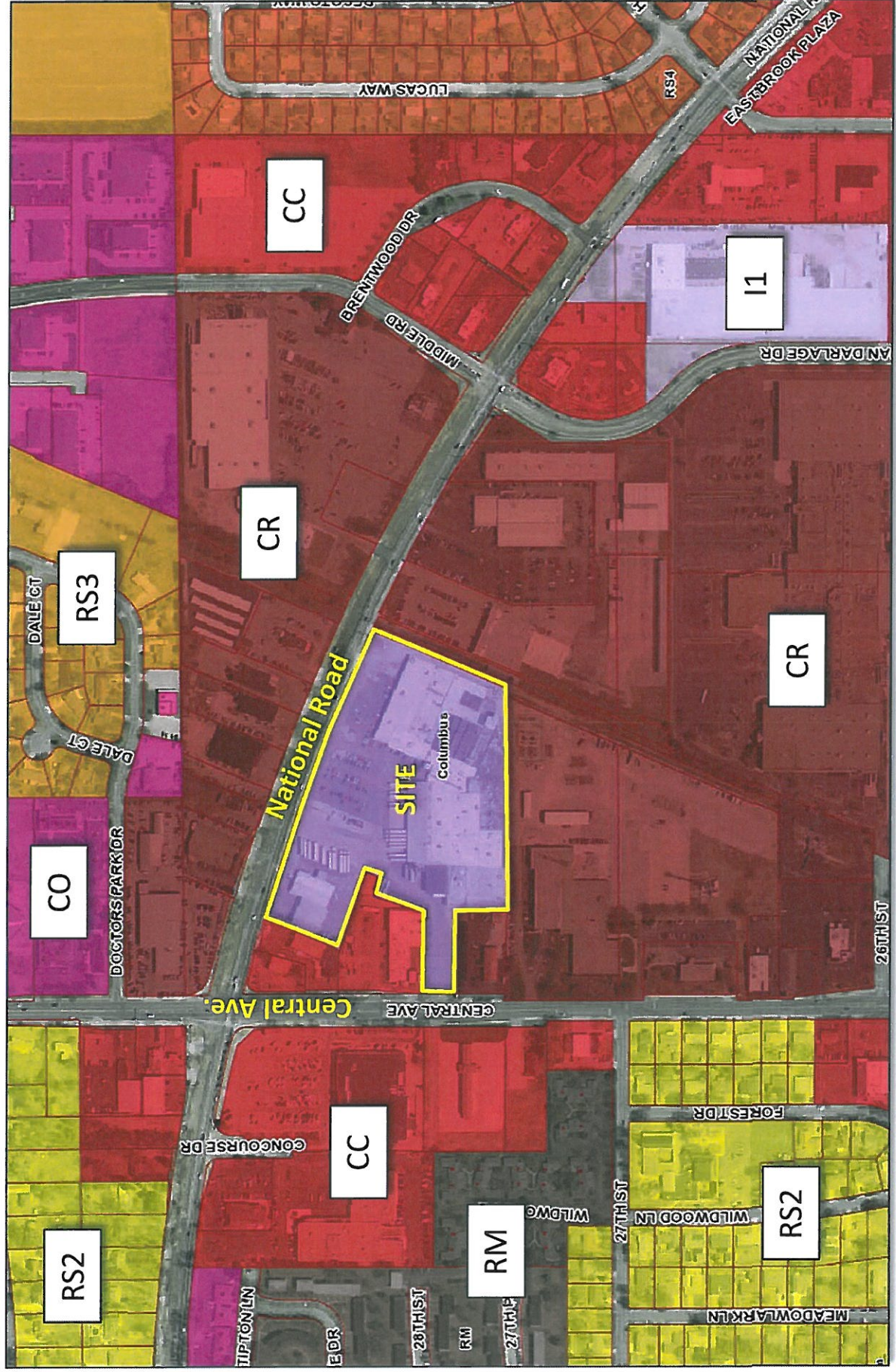
The City of Columbus adopted the Central Avenue Corridor Plan in July 13, 2011. The plan provides a vision and strategy for Central Avenue between Rocky Ford Road and State Street. It outlines the framework for future development, redevelopment and public space improvements. The plan also views the intersection of National Road and Central Avenue as a gateway that can influence the corridor's identity through redevelopment and site design. It forecasts this intersection to be commercial development.

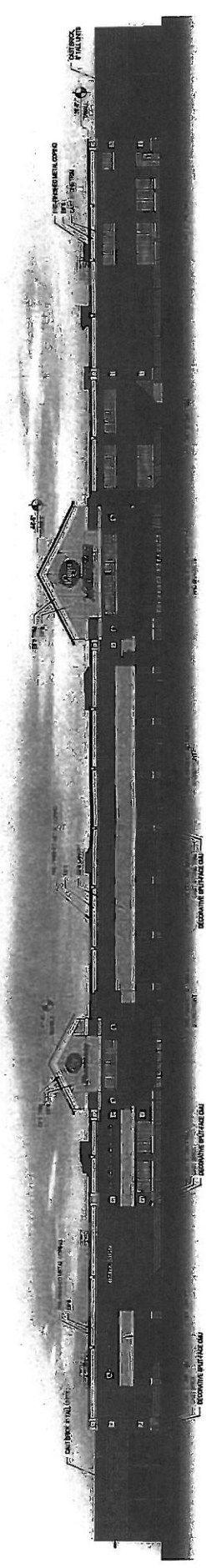
Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

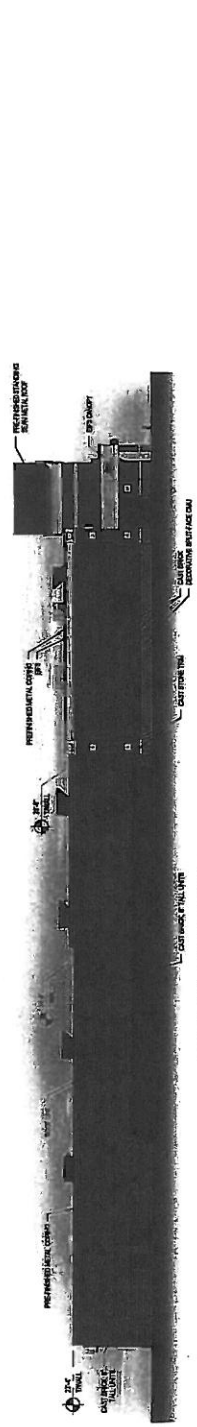
1. The current condition of the site is a dormant industrial factory—the Dolly Madison Factory that went out of business 2 years ago. While this site may have been appropriately zoned as industrial in the past, the Comprehensive Plan considers this area to be commercial—thereby deeming this as an appropriate development in line with the growth of Columbus.
2. Both National Road and Central Avenue are Major Arterial Streets with four-lane facilities and a center turn lane. Major Arterials are designed to handle from 10,000 vehicles per day on two-lane facilities up to 50,000 vehicles on six-lane facilities.
3. The City Engineer recommends a traffic study for this intersection to assess the impact that may be generated by this use.

Property Location & Surrounding Zoning

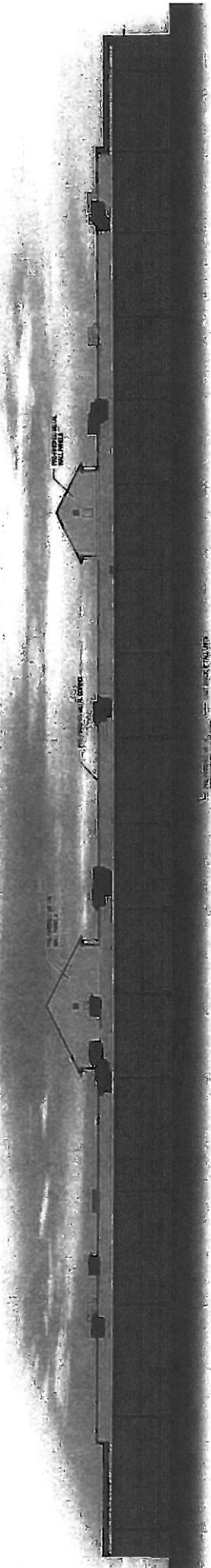




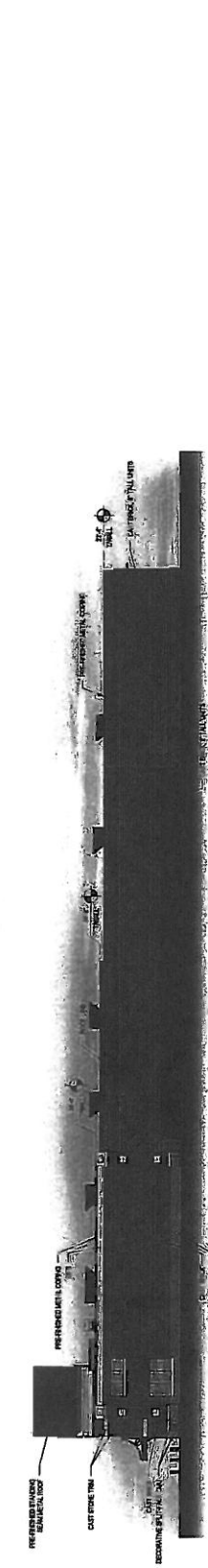
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



Kroger J710

April 15, 2014

Columbus, IN
900514.59



MEMORANDUM

TO: Columbus City Council Members
FROM: Jeff Bergman
DATE: May 27, 2014
RE: Flood Risk Management Plan Adoption

Attached is the resolution that was discussed at the May 20, 2014 Council meeting regarding the official adoption of the Columbus Flood Risk Management Plan. Please recall that the adoption of this Plan is necessary for the City to continue to participate in the FEMA Community Rating System program, which provides discounted flood insurance to local property owners. The Flood Risk Management Plan is available for review at [http://www.columbus.in.gov/planning/flood/#Flood Plan](http://www.columbus.in.gov/planning/flood/#FloodPlan).

As I will be out of the office, please contact Thom Weintraut at the Planning Department if you have any questions.

RESOLUTION NO.: _____, 2014

**A RESOLUTION ADOPTING THE
COLUMBUS, INDIANA FLOOD RISK MANAGEMENT PLAN**

WHEREAS, the City of Columbus is located at the confluence of several significant rivers and streams, including the Driftwood River, the Flatrock River, the East Fork of the White River, Haw Creek, and Clifty Creek; and

WHEREAS, together these streams drain an area of over 2,000 square miles through the City of Columbus; and

WHEREAS, approximately one-third of the land within the City of Columbus land use planning area is located within the floodplains of these stream systems; and

WHEREAS, the City of Columbus has experienced flooding in the past that has effected transportation, property, public services, and public safety in the community; and

WHEREAS, the City of Columbus has a long history of providing education on local flood risks and maintaining land use regulations that provide increased standards for flood protection, and

WHEREAS, the City of Columbus has developed a comprehensive Flood Risk Management Plan (the "Plan") organized around the "Emergency Life Cycle" planning model that addresses the "Respond", "Recover", "Mitigate" and "Prepare" aspects of a flood event; and

WHEREAS, the Plan provides for the documentation of the flood risks to the community, the tools necessary for advance warning and preparation for flood events, and the most promising options for mitigating flood risks; and

WHEREAS, the Plan was prepared by a consulting team of professionals in the field of storm water management with input from City of Columbus professional staff members in the fields of land use planning and emergency management.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana that the Columbus, Indiana Flood Risk Management Plan is adopted as the City's comprehensive guide for flood risk documentation, flood event detection and response, and flood hazard mitigation.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014 at
_____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

Prepared by the Columbus - Bartholomew County Planning Department
Jeffrey R. Bergman, AICP #014602 – Planning Director

RESOLUTION NO. _____, 2014

**A RESOLUTION OF THE COMMON COUNCIL OF THE
CITY OF COLUMBUS TO AMEND SPECIFIC CAPITAL IMPROVEMENT
PROJECTS AS THE AMENDED 2014 CAPITAL BUDGET**

WHEREAS, on October 1, 2013, the Common Council of the City of Columbus (the "Council") adopted Ordinance 20-2013 approving Appropriations and Tax Rates for 2014 (the "2014 Budget");

WHEREAS, pursuant to Columbus City Ordinance 3.08.030 and 3.08.040, the Mayor after receiving input from the City's Capital Improvements' Committee put forth a Capital Budget for 2014 by designating the projects, an estimated cost, and the source from which funds are available;

WHEREAS, the Council previously designated specific capital improvement projects as the Capital Budget for 2014;

WHEREAS, as part of the Capital Budget for 2014, there was allocated \$434,940 from the General Fund Capital Improvement Fund for "Park Capital (Projects TBD);"

WHEREAS, the Council desires to designate the specific capital improvement projects for "Park Capital" in description and amount as designated and set forth on attached **Exhibit "A"** as the Amended Capital Budget for 2014;

WHEREAS, the Council recognizes that the individual project costs set forth in **Exhibit "A"** are estimates only and shall not serve as a cap on the individual project should actual project costs be higher than originally estimated;

WHEREAS, the Council recognizes that the Amended Capital Budget for 2014 is subject to available appropriations whether as part of the 2014 Budget or required additional appropriations where necessary; and

WHEREAS, the Amended Capital Budget for 2014 as set forth in **Exhibit "A"** shall be considered an addendum to the 2014 Budget pursuant to Columbus City Ordinance 3.08.030.

NOW THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT the capital improvement projects included in **Exhibit "A"** in description and amount are hereby adopted as the Amended Capital Budget for 2014 pursuant to Columbus City Ordinance 3.08.030 and considered an addendum to the 2014 Budget.

NOW THEREFORE BE IT FURTHER RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT additional approval from Council for any of the capital improvement projects is required should the actual cost of that specific project exceed the greater of i) 10% of the estimated project cost as set forth in **Exhibit "A"** or ii) \$5,000.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on
this the ____ day of _____, 2014, by a vote of ____ ayes and ____ nays.

Kristen S. Brown, Mayor
Presiding Officer of the Common Council

ATTEST:

Luann Welmer
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of _____, 2014 at _____ o'clock _____.M.

Luann Welmer
Clerk-Treasurer

Approved and signed by me this ____ day of _____, 2014, at
_____ o'clock _____.M.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

Exhibit "A"

2014 Capital Improvements Project ListEDIT (Budgeted \$2.6m)

Police Vehicle Lease	\$ 108,249
Police Vehicles and cameras	\$ 486,000
Radar Trailer - Police	\$ 10,000
Firing Range Upgrade	\$ 15,000
Staff vehicles - Fire	\$ 60,000
Defibs for ALS appartus	\$ 280,000
Washer for turn out gear - Fire	\$ 20,000
	<hr/>
	\$ 979,249

Cumulative Capital Improvement Fund (Budgeted \$93,000)

Police Software Maintenece	\$ 78,000
Updating audio/visual equipment - City Hall	\$ 15,000
	<hr/>
	\$ 93,000

General Fund Capital Improvement (Budgeted \$1,804,940)

Lift for Public Safety Garage	\$ 45,000
Tech rescue equipment - Fire	\$ 5,000
VMware upgrades	\$ 50,000
Automated toter truck	\$ 260,000
Single axle truck with snow plow	\$ 150,000
Packer Truck	\$ 155,000
(2) Chipper Trucks	\$ 180,000
Equipment Trailer	\$ 7,000
2 ton flat bed truck	\$ 85,000
Flail mower	\$ 30,000
Leaf collector	\$ 47,000
Brush Chipper	\$ 60,000
Welder	\$ 10,000
Clerk-Treasurer Envelope Sealer	\$ 11,000
Park Capital (Projects TBD as set forth in Exhibit "A")	\$ 434,940
Road Overlay	\$ 200,000
Miscellaneous (small capital expenditures)	\$ 75,000
	<hr/>
	\$ 1,804,940

Cumulative Capital Development Fund (Budgeted \$750,000)

FFY Bond Payment	\$ 337,000
Engineering Traffic Signs and Signals	\$ 100,000
Engineering Sidewalk Improvements	\$ 60,000
Engineering Streetlights	\$ 25,000
Parks Prior Year Lease Payments	\$ 86,600
Pictometry	\$ 20,000
Vehicle - Engineering	\$ 25,000
Pick up truck	\$ 30,000
Arrow board	\$ 9,000
Equipment trailer	\$ 7,000
Animal Care HVAC Improvements	\$ 50,000
	<hr/>
	\$ 749,600

Transit Budget

Mobile Equipment	\$ 94,000
	<hr/>
	\$ 94,000

Thoroughfare Fund

Indiana Ave	\$ 1,660,000
City Share of collectors	\$ 300,000
Misc Pedestrian Crossings	\$ 50,000
	<hr/>
	\$ 2,010,000

Exhibit "A"

2014 Parks Priority Capital and Equipment

Priority Equipment

Topliner	\$18,000.00
16' Mower	\$77,000.00
Walker Mower	\$9,500.00
Trim Mower	\$22,000.00
Tractor with Loader	\$40,000.00
Aerator	\$30,000.00
Sub Tot	\$196,500.00

Priority Projects

Donner	
Window Replacement	\$25,000.00
Painting in the Pool Area	\$15,000.00
FFY	
Replacement of HVAC system	\$70,000.00
Lincoln Park	
Scoreboard Replacement	\$35,000.00
Sub To	\$145,000.00

Annual Projects

Overlay/ Seal Coat/ Striping	\$18,500.00
Court Resurfacing and Restriping	\$34,000.00
Picnic Tables Replacement	\$5,500.00
Replacement of Drinking Fountains	\$5,000.00
Sub To	\$63,000.00

Misc. Projects

Donner Center	
Exhaust System	\$9,000.00
Donner Pool	
ADA Chair and Pool Furniture	\$11,000.00
Clifty Park	
Skate Park	\$10,000.00
Sub To	\$30,000.00
Total	\$434,500.00

ORDINANCE NO. __, 2014

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION
OF FUNDS FOR THE BUDGET YEAR 2014**

WHEREAS, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

WHEREAS, it is necessary to appropriate additional funds from the General Fund in the maximum amount of \$295,000 for the city's portion of upgrading the Bartholomew County Emergency Operating Center's radio consoles; and

WHEREAS, there are additional funds in the amount of \$295,000 available for these purposes and these funds must be appropriated for these purposes before they can be spent.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that the funds in the amount of Two Hundred Ninety-Five Thousand Dollars (\$295,000.00) shall be paid during the 2014 budget year and the same is hereby appropriated and ordered to be paid from the General Fund for the City of Columbus, Indiana and for the purposes of the city's portion of upgrading the Bartholomew County Emergency Operating Center's radio consoles.

BE IT FURTHER ORDAINED, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

BE IT FURTHER ORDAINED, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2014 at _____ o'clock P.M. by a vote of ____ ayes and ____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the ____ day of _____, 2014 at _____ o'clock P.M.

Kristen Brown
Mayor, City of Columbus, Indiana

ORDINANCE NO. ____, 2014
AMENDED FROM ORDINANCE NO. 3, 2014
2014 SALARY ORDINANCE

AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY
OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2014.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA:

SECTION I - SALARIED

That, and from after the first day of January, 2014, the following salaried employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "MAXIMUM." The "Entry" column is entered as a guideline for suggested beginning salary.

	SALARY ENTRY	SALARY MAXIMUM
ANIMAL CARE SERVICES CENTER		
Animal Care Services General Manager	\$ 35,363	\$ 50,519
Animal Care Services Enforcement Manager	\$ 32,149	\$ 45,927
Animal Care Services Officer (3)	\$ 25,819	\$ 36,884
AVIATION		
Manager	\$ 53,063	\$ 75,804
Assistant Manager	\$ 44,083	\$ 62,975
Office Supervisor	\$ 25,148	\$ 35,925
Maintenance Manager.....	\$ 38,468	\$ 54,954
BOARD OF WORKS		
Citizens Members(4)	\$ 1,817	\$ 2,595
CITY GARAGE DEPARTMENT		
MVH:		
Director City Garage	\$ 45,988	\$ 65,697
MVH Foreman	\$ 30,323	\$ 43,318
Sanitation:		
Sanitation Foreman	\$ 30,323	\$ 43,318
Office Administrator	\$ 25,936	\$ 37,052
Secretary.....	\$ 24,847	\$ 35,495
Traffic:		
Foreman	\$ 30,323	\$ 43,318
CITY HALL/FACILITIES		
Building Supervisor	\$ 35,525	\$ 50,750
CLERK-TREASURER		
Administrative Assistant	\$ 23,994	\$ 34,277
Chief Deputy Clerk Treasurer	\$ 38,925	\$ 55,607
Accts Payable/Receivable	\$ 28,434	\$ 40,620
Payroll and Benefits Manager	\$ 32,792	\$ 46,845
Deputy Clerk Treasurer.....	\$ 29,551	\$ 42,215
COMMUNITY DEVELOPMENT		
Director	\$ 49,505	\$ 70,722
Communications and Program Coordinator	\$ 32,892	\$ 46,989
Secretary	\$ 24,846	\$ 35,494
ENGINEERING		
City Engineer	\$ 56,263	\$ 80,376
Assistant Engineer	\$ 45,759	\$ 65,370
Senior Engineering Technician	\$ 37,804	\$ 54,006
Engineering Technicians (3)	\$ 27,875	\$ 39,822

FIRE DEPARTMENT

Master Mechanic (Civilian).....	\$ 32,052	\$ 45,788
Chief & Director of Emergency Management.....	\$ 56,263	\$ 80,376
Deputy Chief (2).....	\$ 39,306	\$ 56,152
Battalion Chiefs (4)	\$ 38,056	\$ 54,365
Investigator/Inspectors (2)	\$ 36,717	\$ 52,453
Public Information Officer (1)	\$ 36,717	\$ 52,453
Captains (6)	\$ 36,717	\$ 52,453
Training Officer	\$ 36,717	\$ 52,453
Lieutenants (18)	\$ 35,542	\$ 50,774
Firefighters (60)	\$ 31,088	\$ 44,412
Administrative Asst / Fire Systems Operator	\$ 24,850	\$ 35,500
Chief's Secretary / Records Clerk	\$ 24,850	\$ 35,500

HUMAN RESOURCES

Director of Human Resources	\$ 49,505	\$ 70,722
Benefits Coordinator	\$ 26,685	\$ 38,121

HUMAN RIGHTS

Director	\$ 49,505	\$ 70,722
Deputy Director	\$ 32,040	\$ 45,771
Secretary	\$ 24,846	\$ 35,494

INFORMATION SERVICES

Asst Manager of Information Services	\$ 38,516	\$ 55,023
Technician	\$ 30,300	\$ 43,285

LEGAL DEPARTMENT

City Attorney	\$ 56,263	\$ 80,376
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MAYOR'S OFFICE

Executive Secretary	\$ 28,486	\$ 40,694
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METROPOLITAN PLANNING

Manager.....	\$ 43,903	\$ 62,719
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OPERATIONS AND FINANCE

Director of Operations and Finance	\$ 53,709	\$ 76,727
Financial Analyst / Purchasing Manager	\$ 29,988	\$ 42,840
Technical Operations Resource	\$ 28,618	\$ 40,883

PARK AND RECREATION

Director of Parks & Recreation	\$0	\$0	\$58,878	\$84,111
Director of Business Services	\$ 47,583	\$ 67,975		
Administrative Assistant.....	\$ 31,760	\$ 45,371		
Park Maintenance Manager.....	\$ 39,057	\$ 55,795		
Director of Sports Program and Athletic Facilities.....	\$ 44,083	\$ 62,975		
Accounts Payable Specialist.....	\$ 24,846	\$ 35,494		
Sports Coordinator.....	\$ 28,618	\$ 40,883		
Secretary - Park Operations	\$ 24,846	\$ 35,494		
Customer Service Specialist.....	\$ 24,846	\$ 35,494		
Payroll/HR Specialist.....	\$ 24,846	\$ 35,494		
Project & Resource Development Director.....	\$ 39,057	\$ 55,795		
Recreation/CGC Program Manager....	\$ 36,934	\$ 52,763		
Marketing Coordinator	\$ 79,474	\$ 79,474	\$28,618	\$40,883
Aquatics Director.....	\$ 37,080	\$ 52,971		
The Commons Manager.....	\$ 39,057	\$ 55,795		
The Commons Administrative Asst	\$ 24,846	\$ 35,494		

Receptionist/Lead Secretary CGC/FFY.....	\$ 24,846	\$ 35,494
Hamilton Center Secretary.....	\$ 24,846	\$ 35,494
Hamilton Center Manager.....	\$ 28,547	\$ 40,782
POLICE PARKING METER OFFICE		
Administrative Specialist Supervisor	\$ 24,954	\$ 35,648
Meter Attendants (1)	\$ 22,168	\$ 31,668
PLANNING DEPARTMENT		
Director	\$ 56,245	\$ 80,350
Assistant Director	\$ 46,015	\$ 65,735
Senior Planner(2).....	\$ 36,842	\$ 52,632
Associate Planners (2)	\$ 29,763	\$ 42,518
Office Administrator	\$ 26,331	\$ 37,615
Enforcement Coordinator	\$ 32,155	\$ 45,936
POLICE DEPARTMENT		
Chief	\$ 47,037	\$ 67,195
Deputy Chief (1).....	\$ 42,760	\$ 61,086
Captains (2)	\$ 40,724	\$ 58,177
Public Safety Public Information Officer	\$ 38,785	\$ 55,407
Lieutenants (7)	\$ 38,785	\$ 55,407
Sergeants (13)	\$ 36,938	\$ 52,768
Patrol Officers (55)	\$ 32,120	\$ 45,886
Mechanic	\$ 28,994	\$ 41,420
Secretary - Chief	\$ 26,088	\$ 37,269
Administrative Specialist (4)	\$ 23,994	\$ 34,277
REDEVELOPMENT		
Director of Redevelopment	\$ 49,505	\$ 70,722
TRANSIT		
Coordinator	\$ 30,323	\$ 43,318
Operations Asst	\$ 25,936	\$ 37,052
TECHNOLOGY ADVISORY COMMITTEE		
Community Information Technology Executive....	\$ 50,222	\$ 71,746

SECTION II - HOURLY

That, and from after the First day of January, 2014, the following hourly employees of the City of Columbus, Indiana shall receive no more than the rate listed below the column named "MAXIMUM." The "ENTRY" column is entered as a guideline for a suggested beginning salary.

	ENTRY	MAXIMUM
ANIMAL CARE SERVICES CENTER		
Kennel Assistant	\$ 10.30	\$ 14.72
Part Time Kennel Assistants (2)	\$ 7.25	\$ 10.00
AVIATION		
Maintenance Laborer (2)	\$ 11.75	\$ 16.79
Part Time Laborers (4)	\$ 8.09	\$ 11.55
Maintenance Intern - Seasonal (2)	\$ 7.79	\$ 11.13
Administrative Intern - Seasonal (1)	\$ 7.79	\$ 11.13
CITY GARAGE DEPARTMENT		
MVH:		
Operators (5)	\$ 13.10	\$ 18.71
Drivers (5)	\$ 12.47	\$ 17.82
Drivers/Skilled Trade (6)	\$ 12.82	\$ 18.32

Sanitation:			
Operator (4).....	\$	13.10	\$ 18.71
Drivers (16)	\$	12.47	\$ 17.82
Part Time Driver (5)	\$	10.16	\$ 14.51
Shop and Garage:			
Mechanic	\$	15.19	\$ 21.70
Mechanic's Assistant.....	\$	13.10	\$ 18.71
Driver.....	\$	12.47	\$ 17.82
Traffic:			
Drivers (4)	\$	12.47	\$ 17.82
CITY HALL/FACILITIES			
Building and Grounds Maintenance (2)	\$	11.24	\$ 16.05
Custodian (2).....	\$	10.59	\$ 15.13
COMMUNITY DEVELOPMENT			
Special Events Coordinator	\$	9.63	\$ 13.75
PARK AND RECREATION - Full Time			
Athletic Facilities Assistant Team Leader.....	\$	13.06	\$ 18.66
Assistant Head Custodian FFY.....	\$	13.06	\$ 18.66
Mechanic (1).....	\$	15.62	\$ 22.31
Assistant Mechanic	\$	13.06	\$ 18.66
Maintenance Supervisor	\$	17.06	\$ 24.37
General Operator	\$	13.06	\$ 18.65
Head Custodian	\$	13.98	\$ 19.97
Assistant Team Leader - Grounds (2)	\$	13.06	\$ 18.66
Head Custodian FFY.....	\$	13.98	\$ 19.97
Team Leader - Grounds.....	\$	13.98	\$ 19.97
Athletic Facilities Supervisor	\$	15.60	\$ 22.28
Athletic Facilities Laborer (2)	\$	10.60	\$ 15.14
Team Leader	\$	13.98	\$ 19.97
Laborer - Maintenance and Grounds (6)	\$	10.60	\$ 15.14
Assistant Team Leader	\$	13.06	\$ 18.66
Donner Custodian	\$	10.60	\$ 15.14
Custodian - FFY (4).....	\$	10.60	\$ 15.14
PARK AND RECREATION - Part Time & Seasonal			
Park Patrol (6)	\$	11.02	\$ 15.74
Part Time Maintenance & Grounds Laborer (11)	\$	7.79	\$ 11.13
Office Worker (3)	\$	8.97	\$ 12.81
Landscape Mgmt. Interns (4)	\$	7.79	\$ 11.13
Recreation Staff Member (50)	\$	10.98	\$ 15.69
Donner Night Supervisor (8)	\$	7.53	\$ 10.75
Donner Pool Guards (35)	\$	9.68	\$ 13.83
Donner Center Part Time Custodian	\$	7.79	\$ 11.13
Donner Pool Staff Member (50).....	\$	15.46	\$ 22.08
Custodian - FFY.....	\$	7.79	\$ 11.13
Secretary Park OPS.....	\$	11.94	\$ 17.06
PARK AND RECREATION - NON REVERTING			
The Commons Maintenance Team Leader.....	\$	13.98	\$ 19.97
The Commons Maintenance Asst. Team Leader.	\$	13.06	\$ 18.66
The Commons Maintenance Labor (4).....	\$	10.60	\$ 15.14
Hamilton Center Operations Manager	\$	13.06	\$ 18.65
Hamilton Center Staff Member (PT) (35)	\$	15.92	\$ 22.74
Customer Service Specialist.....	\$	7.25	\$ 9.95
Athletic Facilities Laborer (FT) (2)	\$	10.59	\$ 15.13
Recreation Leaders (25)	\$	10.98	\$ 15.68
Gymnastics Staff Members (20)	\$	13.53	\$ 19.33
Sports Staff Members (50)	\$	14.97	\$ 21.39
Concession/Batting Cage Attendants (PT) (12)....	\$	9.41	\$ 13.44
PLANNING DEPARTMENT			
Office Assistant	\$	9.63	\$ 13.76

TRANSIT

Bus Driver (15)	\$	12.47	\$	17.82
Mechanic	\$	15.19	\$	21.70
On-Call Driver (9)	\$	12.47	\$	17.82
Part-time Administrative (3)	\$	8.97	\$	12.81

SECTION III - OTHER PAYMENTS

The Following Maximum Expenditures shall be allowed in compliance with provisions of the City Personnel Policy as currently in force.

ANIMAL CARE SERVICES CENTER

Overtime	\$	4,668
Faithful Service	\$	1,200

AVIATION

Overtime	\$	5,000
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CITY GARAGE DEPARTMENT

MVH:		
Overtime	\$	82,836
Faithful Service	\$	7,500
Sanitation:		
Overtime	\$	79,823
Faithful Service	\$	1,200
Shop and Garage:		
Overtime	\$	13,042
Traffic:		
Overtime	\$	20,994
Faithful Service	\$	1,200

CITY HALL/FACILITIES

Overtime	\$	4,152
Faithful Service	\$	3,000

ENGINEERING

Faithful Service Pay	\$	2,400
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FIRE DEPARTMENT

Scheduled Overtime	\$	166,472
Unscheduled Overtime	\$	145,529
Longevity (Per Policy)	\$	436,000
Additional Service (Per Policy)	\$	7,200
Holidays (Per Policy)	\$	176,095
Uniforms (\$900 Per Person)	\$	84,894
College Credit (Per Policy)	\$	63,900
Hazmat Certification Pay	\$	28,500
EMS Certification Pay	\$	72,000
Military Service Pay	\$	12,000

HUMAN RIGHTS

Overtime	\$	482
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PARK AND RECREATION

Overtime	\$	30,000
Faithful Service Pay.....	\$	6,100

POLICE DEPARTMENT

Faithful Service	\$	3,600
Overtime	\$	164,536

Longevity (Per Policy)	\$ 219,568
Detective Incentive Pay (Per policy).....	\$ 20,400
Uniforms (\$900 Per Officer)	\$ 72,900
College Credit & Military Pay (Per Policy)	\$ 186,450
Shift Differential (5% & 10%)	\$ 138,800
Total Per Diem for School Guards	\$ 124,610
(max \$33.12 Per Guard Per Day)	
Uniforms (\$500 Per Parking Attendant)	\$ 500
Specialty Pay - Total:	\$ 78,000
\$1,000 per year: K-9, SWAT, Water Rescue, Bomb Technician	
\$500 per year: FTO, Accident Reconstructionist, Polygraph Examiner, Negotiator, CSI, ILEA Instructor, Breath Test Operator, Bike Patrol, Drug Recognition Expert, Translator, D.A.R.E. Instructor, Honor Guard	

TRANSIT DEPARTMENT

Overtime	\$ 37,244
Faithful Service.....	\$ 3,900

PASSED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA on this the ____ day
of _____, 2014, by vote of ____ ayes and ____ nays.

Presiding Officer of the Common Council
of Columbus, Indiana

ATTEST:

Clerk of the Common Council of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana, this ____ day of _____, 2014,
at ____ o'clock, ____ M.

Clerk-Treasurer of the City of
Columbus, Indiana

Approved and signed by me this ____ day of _____, 2014, at ____ o'clock ____ M.

Mayor of the City of Columbus, Indiana

Proposed Changes:

Parks:

- *Return Director Salary to original amount (increase from \$0/\$0 to \$58,878/\$84,111)
- *Return Marketing Coordinator Salary to original amount
(decrease from \$79,471/\$79,471 to \$28,618/\$40,883)